

removed. Planner Teague suggested that if the lot division is approved the fence/right-of-way issue should be added as a condition of approval. Planner Teague said the City Attorney will review all conditions and file the Resolution only when all conditions are met.

Action

Commissioner Grabiell moved to recommend lot division approval based on staff findings and subject to the following conditions:

- 1. The two units must be separated by a fire-wall**
- 2. A fence must be constructed around the swimming pool to separate it from the south lot;**

With the following condition:

- 3. That the City Engineer reviews the fence encroachment on City right-of-way and if the Engineer deems that the fence needs to be removed removal of the fence is required before the Resolution is filed.**

Commissioner Brown seconded the motion. All voted aye; motion for approval carried

- Planning Commissioner Update on the Public Works Site Small Area Guide Plan Process-

Introduction

Chair Fischer introduced Commissioners Staunton and Schroeder informing the Commission and public that the two would be briefing the Commission on what occurred during the very fast-paced 21-day public works site small area guide process. Chair Fischer stated that although the process was fast-paced; everyone involved found it to be a very successful.

Commissioner Staunton introduced members of the Community Advisory Team (CAT) that were present at the meeting. Kim Montgomery, Nancy Grazzini-Olson, Andy Brown, Mike Platteter, Sue Davison, and Peter Sussman member of the Design Team.

Commissioner's Staunton and Schroeder delivered their presentation.

Public Comments

Mr. Brown addressed the Commission and said for him being involved in a proactive process, not a reactive process, was a great experience.

P.C.
4/28/10

Ms. Grazzini-Olson said she is the property owner of the building on Arcadia/Eden (on stilts) and agreed with Mr. Brown that the process was awesome to be part of.

Commissioner Comments:

Chair Fischer thanked Commissioners Schroeder and Staunton for their great job.

Commissioners expressed their wholehearted support for the project and thanks on an unbelievable effort.

2009.0004.10b

**Building Height Overlay
Ordinance Amendment**

Planner Presentation

Planner Teague reported that at last Tuesday night's City Council meeting, the Council considered the building height ordinance that the Planning Commission recommended at last month's meeting. The Council did not take any action on the ordinance; and delayed consideration until May 4, knowing that the Planning Commission was scheduled to meet before May 4. The Council noted that the Commission may wish to offer additional comments or information on the proposed amendment; in particular in regard to the issue of podium height.

Planner Teague explained that the proposed ordinance does not specifically address the podium height issue; rather it is addressed through the existing setback provisions where the building height determines setback. Further, we have recommended to the City Council that podium height would be further addressed through a PUD ordinance which could encourage buildings to be pulled up closer to the street to achieve the podium height principles within the Comprehensive Plan.

Planner Teague noted as the Planning Commission has discussed, the PUD would give the City the most leverage, and enable us to look at sites individually to determine if podium height is appropriate. The Commission concluded that pulling buildings up to the street by a variance may be problematic in proving a hardship.

Discussion